095.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,095,100 / 1,095,100
					USE VALUE:	1,095,100 / 1,095,100
					ASSESSED:	1,095,100 / 1,095,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAYES JARROD
Owner 2:	KNOX JANELLE
Owner 3:	
Street 1:	410 MEMORIAL DR APT 111
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	TOBEY AUBREY C -
Owner 2:	-
Street 1:	65 FALMOUTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .259 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Brick Veneer Exterior and 2597 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11268.000	559,800	4,700	530,600	1,095,100
Total Card	0.259	559,800	4,700	530,600	1,095,100
Total Parcel	0.259	559,800	4,700	530,600	1,095,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.68 /Parcel: 421.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62247

GIS Ref

GIS Ref

Insp Date 11/14/18

!7798!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	559,800	4700	11,268.	530,600	1,095,100		Year end	12/23/2021
2021	101	FV	542,400	4700	11,268.	530,600	1,077,700		Year End Roll	12/10/2020
2020	101	FV	541,700	4700	11,268.	530,600	1,077,000	1,077,000	Year End Roll	12/18/2019
2019	101	FV	404,500	4700	11,268.	530,600	939,800	939,800	Year End Roll	1/3/2019
2018	101	FV	404,500	4700	11,268.	454,800	864,000	864,000	Year End Roll	12/20/2017
2017	101	FV	404,500	4700	11,268.	424,500	833,700	833,700	Year End Roll	1/3/2017
2016	101	FV	404,500	4700	11,268.	363,900	773,100	773,100	Year End	1/4/2016
2015	101	FV	394,400	4700	11,268.	326,000	725,100	725,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:11:57

LAST REV

Date	Time
08/12/19	10:58:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7798

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOBEY AUBREY C,	71085-316	1	5/31/2018		1,101,000	No	No		
	10892-246		8/5/1965			No	No		Cynthia W Tobey dod 6/19/1994

USER DEFINED

Prior Id # 1:	62247
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2019	Mail Update	MM	Mary M
11/14/2018	MEAS&NOTICE	CC	Chris C
8/8/2012	Info By Phon	EMK	Ellen K
6/17/2009	Measured	189	PATRIOT
10/15/1999	Meas/Inspect	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11268		Sq. Ft.	Site		0	70.	0.67	4									530,630						530,600	

Total AC/HA:	0.25868	Total SF/SM:	11268	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	530,630	Spl Credit		Total:	530,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15383875
Const Adj.:	1.07140183
Adj $ / SQ:	160.709
Other Features:	91500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687656
Depreciation:	127904
Depreciated Total:	559752

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

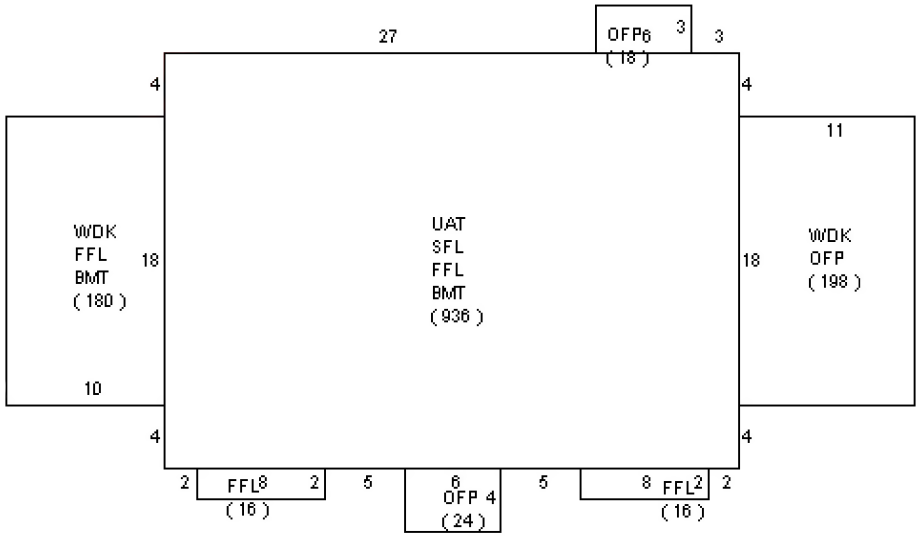
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	213.74
Special Features:	0	Val/Su Net:	138.15
Final Total:	559800	Val/Su SzAd	268.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,148	160.710	184,494
BMT	Basement	1,116	49.090	54,781
SFL	Second Floor	936	160.710	150,424
WDK	Deck	378	9.260	3,501
OFP	Open Porch	240	25.040	6,011
UAT	Upper Attic	234	112.500	26,324

Net Sketched Area:	4,052			Total:	425,535
Size Ad	2084	Gross Area	4754	FinArea	2597

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	P	
UAT	100	FLA	100	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1928	21.93	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc